10A Princes Street

BRIGHTON

savills

STYLISHLY REFURBISHED GEORGIAN TOWNHOUSE IN A TUCKED AWAY YET CENTRAL LOCATION

10A PRINCES STREET, BRIGHTON, BN2 1RD

Ground floor

Entrance hall ◆ Bedroom with en suite shower room

First Floor

Open plan reception room and kitchen ◆ Roof terrace

Second Floor

Bedroom/reception room ◆ Bedroom ◆ Bathroom

Garage

EPC rating D

Description

10a Princes Street is a recently refurbished Georgian townhouse, ideally situated in a tucked away no-though road in the centre of the vibrant city of Brighton, only moments from the sea front, the historic Lanes, and the city's Royal Pavilion. The stylish and versatile accommodation is arranged over three floors, with points of note including neutral décor throughout, large sash windows, a contemporary re-fitted kitchen and bathroom suites and some recessed spotlighting; the house also benefits from an integral garage and a south-east facing decked roof terrace.

The front door opens to the entrance hall, from which stairs rise to the upper floors and a courtesy door allows internal access to the garage. Also on the ground floor is the master bedroom and en suite shower room, both rooms having skylights to maximise natural light.

The open plan kitchen and reception room is on the first floor, an excellent space flooded by light by way of two large sash windows and double doors opening to a Juliet balcony. The kitchen is fitted with a range of white streamline units, complemented by grey slate worktops, metro tile splashbacks, and AEG and Neue integrated appliances; there is engineered oak flooring to the whole room and a further set of double doors opening from the kitchen to a small decked roof terrace.

The two remaining rooms are situated on the second floor, and are versatile rooms which could be used as bedrooms or could provide further reception room/study space. The larger of the two rooms has double doors opening to a Juliet balcony; the smaller room has a large built in storage cupboard.

Situation

10a Princes Street is situated in the centre of the city of Brighton, which is known for being one of the most vibrant cities in Europe with a fantastic mix of independent shops, award-winning restaurants and famed nightlife; the annual Brighton Festival presents a huge programme of theatre, dance, classical music and literary events.

The cosmopolitan marina, with its cinema, sports complex and restaurants, is just along the coast to the east; East Brighton golf course is just 2 miles away; there is racing at Brighton and Plumpton. The stunning South Downs National Park lies to the north of the city.

London Bridge/Victoria is 53 minutes from Brighton's mainline railway station, and Shoreham airport offers a convenient base for private aircraft.

There are a number of schools and colleges in the local area, including Roedean School and Brighton College, and the city is home to both the University of Sussex and Brighton University.

Directions

From the north, head south into Brighton on the A23, following the road into the centre of the city. At The Old Steine, opposite the Royal Pavilion, pass Edward Street on the left hand side and take the next left into Pavilion Street, then turn left into Princes Street. Number 10a can be found on the right hand side.

Services

Gas fired central heating. All mains services.

Outgoings

Brighton & Hove City Council, 01273 290000. Tax band E.

Tenure

Freehold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

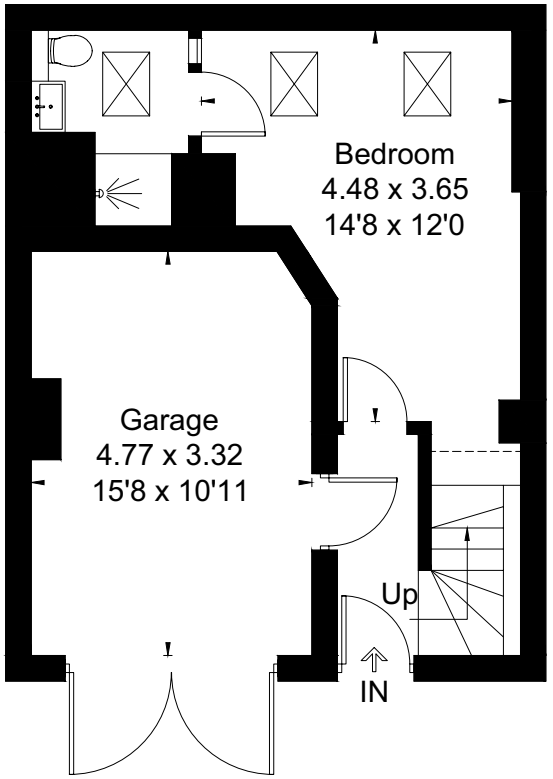
Viewing

Strictly by appointment with Savills on 01444 446000.

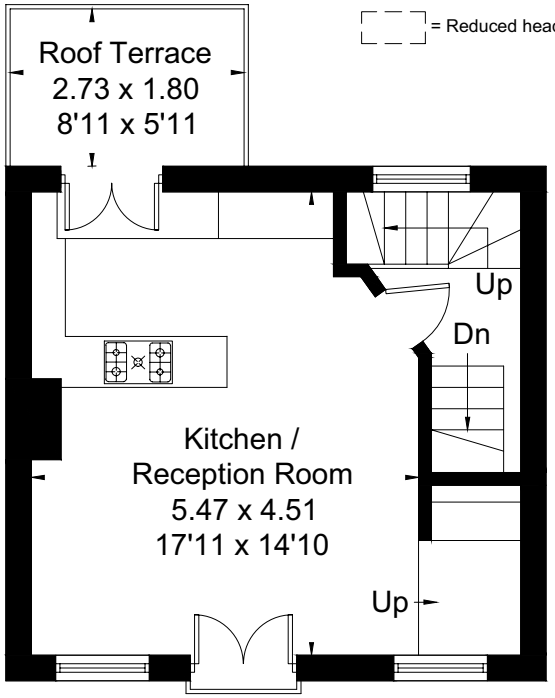
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property

FLOORPLANS

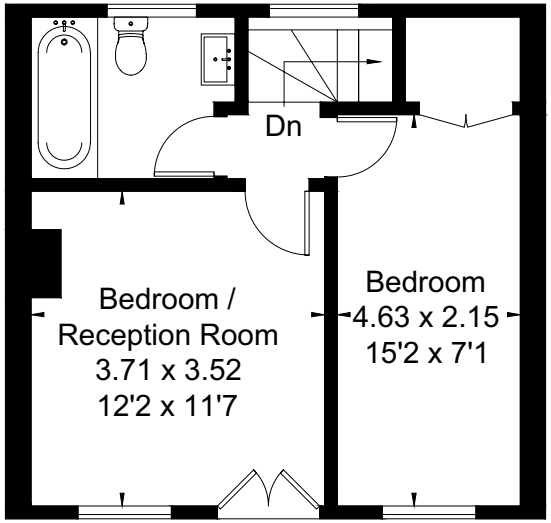
Approximate IPMS2 Floor Area = 88.5 sq m / 953 sq ft
Limited Use Area = 1.4 sq m / 15 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 105.8 sq m / 1139 sq ft



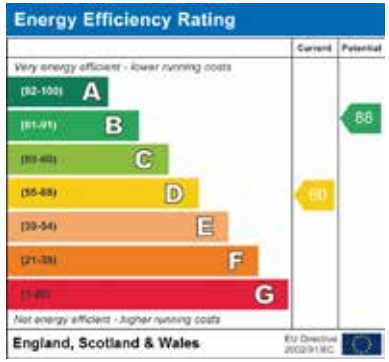
Ground Floor



First Floor



Second Floor



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Brochure by floorplanz.co.uk